

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
December 15, 2015**

5:00 PM DISCUSS PARKING RAMP DESIGN & FINANCING OPTIONS

Mayor Willcox called the workshop meeting to order at 5:00 pm in the Community Room at Wayzata City Hall. Council Members present: Anderson, McCarthy, Mullin and Tyacke. Also present: City Manager Nelson, Interim City Manager Reeder, Director of Planning & Building Thomson, City Attorney Schelzel, and City Consultant Stacie Kvilvang with Ehlers and Associates.

Ms. Nelson stated that at the November 17th City Council meeting, Council voted to finalize the Programming and Pre-Design for the Mill Street Ramp and directed staff to proceed with Architectural and Engineering services for a Grade + 2 level ramp. The motion made by Council included direction for staff to explore design options to address scale/massing of the structure, as well as for a roof and amenities that would screen the ramp from a visual and security perspective as viewed from the neighborhood to the north. Council further directed staff to reach out to potential design firms to see if they would be willing to put forth design concepts on a pro-bono basis.

Ms. Nelson introduced Terry Hakkola from Walker Parking Consultants, and Victor Pechaty and Jonah Ritter from HGA architects. She explained that they have agreed to provide the City with some design concepts on a pro-bono basis, and will outline their experience and proposal.

Mr. Hakkola, Mr. Pechaty and Mr. Ritter reviewed a PowerPoint presentation which illustrated several concept designs for the Mill Street parking ramp.

Ms. Nelson informed the Council that staff has continued to explore financing options for the ramp as well, with the City's financial advisors and legal counsel. She said that staff has determined that a TIF Revenue Bond, issued by the HRA (Housing and Redevelopment Authority) could be utilized to fund the ramp project. The bond would not need to be backed by the general obligation (GO) of the City, but only by the TIF revenue stream from the Wayzata Bay Center Redevelopment and the potential use of the Widsten TIF district funds. This bond would be issued under the authority of the HRA. She said the costs of issuance are greater (higher rate, debt coverage, and reserve requirements) in a non-GO backed bond and would need to be weighed in considering the use of the HRA for issuance.

5:45 PM WAYZATA COUNTRY CLUB GUN RANGE

Mayor Willcox called the workshop meeting to order at 5:45 pm in the Community Room at Wayzata City Hall. Council Members present: Anderson, McCarthy, Mullin and Tyacke. Also present: City Manager Nelson, Interim City Manager Reeder, Director of Planning & Building Thomson, Police Chief Risvold, and City Attorney Schelzel.

Chief Risvold provided the Council with some background information regarding the Wayzata Country Club Gun Range. He stated that the Wayzata Country Club ("WCC") has operated a trap/skeet shooting range on Wayzata Country Club property since obtaining permission from the City in 1956. The permission was granted by City Council action on October 2, 1956. The only parameters addressed in granting this permission was the location of the range and the types of firearms allowed.

Chief Risvold stated that over the years, the City and police department have received complaints about the gun range from time to time, mostly involving the noise from guns firing on the range. Complaints to the police department in 1999 resulted in Wayzata Police conducting decibel reading tests surrounding firearm discharge at the range. In late 2014/early, 2015, Wayzata Police again received complaints relative to noise and the operation of the gun range at WCC. Areas of concern brought up by neighbors at

1 the time included noise, potential use of lead ammunition in and around a wetland, increased use of the
2 range as a selling point for WCC membership, and range operations every weekend, diminishing the
3 neighborhood's quality of life and potentially affecting property values.

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5 City staff spoke with the neighbors voicing the complaints and listened to their concerns. Staff also met
6 with representatives of WCC. It was hoped through those meetings that the two sides would get together
7 and come to some type of compromise resolution to the concerns. In July, 2015, Chief Risvold received a
8 copy of a letter drafted by an attorney on behalf of the Myrtlewood neighborhood to the WCC demanding
9 that the gun range be shut down. Chief Risvold said that it was his understanding that no meeting
10 between the two sides ever took place. Since the range has opened up again in the fall of 2015, Chief
11 Risvold stated that he has received another complaint. Based on this information, staff felt a City Council
12 workshop was appropriate.

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14 After discussion, the Council made two recommendations for following up on the issue: 1) Staff should
15 ask the neighborhood to get back in contact with the Country Club and for both to try to reach an
16 accommodation on the issue; and 2) If that fails, it would come back to the City Council for possible
17 updates to the permitting process for the gun range.

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19 **6:30 PM REVIEW 529 INDIAN MOUND E. REDEVELOPMENT CONCEPT PLAN**

20 Mayor Willcox called the workshop meeting to order at 6:30 pm in the Community Room at Wayzata
21 City Hall. Council Members present: Anderson, McCarthy, Mullin and Tyacke. Also present: City
22 Manager Nelson, Interim City Manager Reeder, Director of Planning & Building Thomson, and City
23 Attorney Schelzel.

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25 Mr. Thomson stated that Ron Clark Construction & Design is proposing to develop the vacant property at
26 529 Indian Mound East. The proposed concept consists of a three-story condominium building with one
27 level of indoor parking on the basement level. The building would contain five (5) condominium units
28 and shared common space.

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30 The Council reviewed the concept plans and provided feedback on the proposed concept as it would relate
31 to the City's Comprehensive Plan, zoning and land use designations, density, building height, stormwater
32 management, and design standards.

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34 The workshop meetings were adjourned at 6:55 pm.

35
36 Respectfully submitted,

37 *Becky Malone 02/02/2016*
38
39 Becky Malone
40 Deputy City Clerk